

Zoning Ordinance Rewrite: Web Site Response

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What_infill_development_concerns_do_you_for_see_Tempe_having:

- 1) New development that is incongruous with surrounding environment, lack of consideration for historic elements, use of similar materials, design elements, character of an area, and human scale.
- 2) Use of sustainable design principles, creating development that can be converted to other uses in the future. For instance a mall that might be designed to become multi-family housing, or a house designed to become an office when markets shift.
- 3) Changes to land use, even if it is within the existing zoning. For instance, single family residences located on higher density land: if a vacant lot exists, the property next to the single family home could be built at a higher density without changing zoning.
- 4) Early Notification to and Communication with residents near proposed developments, even if there are no variances and zoning changes, is important.

What_types_of_concerns_are_there_for_compatibility_of_uses:

- 1) High rise development next to low rise residential development.
- 2) Densities that increase traffic or alter infrastructure or service demand (including school use).
- 3) Balancing land uses, and providing buffers between incompatible land uses.
- 4) Over lighting areas, creating glare (remodeled parks, parking structures, convenience stores)

Are_there_any_issues_with_regard_to_Tempes_parking_requirements:

- 1) Bicycle parking requirements are not consistently being enforced, in particular.
- 2) Hiding parking gives the perception of a lack of parking, downtown is becoming harder to use for non-residents unfamiliar with the area.
- 3) If we want to encourage people to spend money at retail stores, they will want a place close to the store to park, so they are not carrying things a long distance. Retail competition from surrounding cities may become an issue.
- 4) Stricter enforcement of single family homes being used as rentals: parking is a significant problem. Code should be easy to enforce, and proactively enforced with staff who drive through areas. Coordinate with meter readers and other city staff who can provide information back to code enforcement.

5) parking near mass transit stops is important.

6) is there an event parking overlay map that clearly identifies available or planned parking for major events?

7) people using yards as parking lots for games, or because there are students renting the house. Requiring an "improved surface" results in front yards devoid of landscaping, and converted into parking lots. If this is the case, they should be required to screen parking and put in landscaping, just like businesses do. Businesses should all be treated equally, whether it is a rental house or a retail store (with sensitivity of course to residential character, do not require parking lights in front yard)

8) Encourage shared parking with existing businesses, maybe provide assistance in redesigning a parking area to be more ADA, bike, pedestrian and traffic friendly.

What_is_your_view_on_project_application_procedures_and_processes:

1)The Board of Adjustment process allows people to write a complaint and require a full hearing, without requiring them to show up at the hearing. People can complain even if they are not directly impacted by the variance. There are individuals who are abusing the generosity of the system, and protesting everything that goes to a hearing officer, regardless of how small. I'm not sure I would change notification or hearing process, but maybe add some language that deters frivolous complaints.

2) Permit review process is not time or money efficient. Staff review plans, redlines are corrected, and another staff reviews plans, making additional changes. An applicant will get different mark ups with each person, which means they might have to go to bid and pay for change orders in order to meet deadlines.

3) Requiring truss packages prior to bidding a project results in applicant paying for truss calculations with a company the contractor may not use. Is there some way to let people know up front this is required, or can this be modified to allow a project to bid and have a contractor submit this?

4) building codes are not flexible or creative enough for sustainable design concepts. regulations appear to be antiquated, and illogical. Some form of review system should be developed for applicants to work with members of staff on creative compromises that are still safe, it should also not be the sole interpretation of one staff member, since it appears some of the interpretation may be subjective.

Where_in_Tempe_or_in_the_Valley_have_you_seen_projects_done_right:

Ash Court - infill that is sensitive to surrounding neighborhood, adds value, and stands out with its creative solutions.

I'll have to think about this more, there are many I'm sure!

Any_items_in_the_Zoning_Ordinance_you_would_like_to_see_addressed:

Encouraging infill projects to share driveways with adjacent properties where possible to reduce the number of access points on major arterials.

Involve ASU in this process, and maybe develop a set of agreed upon standards (a compromise between Tempe rules and State allowances) so that they would be willing to follow some improved standards.

Possibly require large to medium sized developments to do not only traffic studies and environmental impact studies, but demographic analysis to see if proposed projects impact schools, minority populations, economic stability, etc.

If there were any way to balance affordable housing in different parts of the City, through requirements on new projects, as well as through housing strategies this would be good. It appears very segregated currently.

Additional_Comments:

would like to see more focus on sustainable design concepts, including requirements that reduce energy use, dual paned windows, north/south orientations where possible, innovative building materials, noise and heat insulation, convertible spaces, roof-top gardens/patios, use of shade canopies for pedestrians, courtyards, using materials and building methods appropriate to the climate, etc.